

**Business Meeting Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: March 27, 2003 at 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

PLEASE NOTE TIME CHANGE

Agenda for the Regular City Planning Board Meeting on **Thursday, March 27, 2003**
at **7:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza
(Note: If you will not be able to attend the meeting, please notify the Planning Department)

BUSINESS MEETING:

I. ADMINISTRATIVE MATTERS: (See enclosed)

1. Approval of the Minutes of February 13, 2003, February 27, 2003 and March 13, 2003.
2. Receive and file the Financial Report for the period ending February 28, 2003.

II. REGULATORY MATTERS:

3. SP-01-2000 Amendment Property located at 625 Hooksett Road, an application for site plan approval to amend site grading to create approximately 63 parking spaces at rear of property - Bonneville Realty, Inc.
Public Hearing Held: 02/13/2003
Deadline for Action: 04/10/2003 [Staff Report Enclosed]
4. SP-01-2003 Property located at 1816 South Willow Street, an application for site plan approval for the construction of a 1,922 sq. ft. building to be used as a 3-bay quick lube operation (Valvoline Instant Oil) – HT Manchester, LLC
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003 [Staff Report Enclosed]
5. SP-02-2003 Property located at 1070 Holt Avenue, an application for site plan approval for the construction of a 179,600 sq. ft. multi-tenant office/warehouse building - 1070 Holt Ave, LLC
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003 [Recommendation Enclosed]
6. SP-03-2003 PD-2-2003 Property located at 41 Harvell Street, an application to create a residential planned development consisting of three (3) buildings, and for site plan approval for the construction of twenty (20) dwelling units – Richard E. Fradette for Clarence & Isabelle Stache
Public Hearing Held: 03/13/2003

Deadline for Action: 04/10/2003**[Recommendation Enclosed]**

7. SP-04-2003 CU-6-2003 Property located at 896 Goffs Falls Road, an application for site plan approval and a “conditional use permit” for the construction of a 2-story, 16,000 sq. ft. building addition for office/storage – Eckhardt & Johnson, Inc.

Public Hearing Held: 03/13/2003**Deadline for Action: 05/08/2003****[Staff Report Enclosed]****III. OTHER BUSINESS ITEMS:**

8. CU-7-2002 Property located at 75 West Baker Street, an application for conditional use permit to occupy former two family house as congregate living facility in the B-2 zoning district, and an application for a conditional use permit for alternative parking arrangements as specified in Article 10.02 of the Zoning Ordinance – VFW Post 8214

Public Hearing Held: 09/11/2002**Deadline for Action: 11/14/02****[Remain on Table]****IV. INFORMATIONAL ITEMS:**

9. Determination of Regional Impact. **[To be distributed at meeting]**
10. Discussion of conceptual plans for the riverfront development project including such uses as Hotel, baseball stadium, residential structures, retail and peak power generating facility.

V. SUCH OTHER ITEMS AS BOARD MEMBERS MAY WISH TO INTRODUCE.

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